

1 MINUTES OF THE

2
3 March 15, 2007 Meeting of the

4
5 Easton Planning & Zoning Commission

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7 Members Present: John Atwood, Chairman, and members Linda Cheezum, Dan Swann,
8 Tom Moore, and Steve Periconi.

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10 Members Absent: None.

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12 Staff Present: Lynn Thomas, Long Range Planner, Zach Smith, Current Planner, and Stacie
13 Rice, Planning Secretary.

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15 Staff Absent: Tom Hamilton, Town Planner.

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17 Mr. Atwood called the meeting of the Planning & Zoning Commission to order at
18 1:00 p.m. The first order of business was the approval of the minutes of the Commission's
19 meeting of February 15, 2007. Upon motion of Mr. Periconi, seconded by Mr. Moore, the
20 Commission voted 5-0 to approve the February minutes.

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22 The first item discussed was a **Comprehensive Plan Amendment** to revise the
23 growth area map designation of **Talbot Commerce Park** from a **Priority 3 to a Priority 1**
24 **Growth Area**. Talbot Commerce Park consists of 119.795 acres extending from the
25 northeast corner of the intersection of Glebe and Goldsborough Neck Roads back to the
26 former Black and Decker property. The applicant's agent, Bruce Armistead explained that
27 the industrial park is in the process of being developed in the County. Mr. Armistead stated
28 existing businesses wish to expand, and there is a shortage of industrial zoned land within
29 the Town. Also, Town water and sewer would be very beneficial. One of the property
30 owners in Talbot Commerce Park has initiated this request prerequisite to some of the
31 property owners requesting annexation into the Town. Upon motion of Mr. Periconi,
32 seconded by Mr. Swann the Commission voted 5-0 to approve the request. Mr. Thomas
33 explained to the Commission he had three Resolutions which needed to be approved. The
34 Commission voted 5-0 to approve Resolution No. 07-02 (Glebe Farm Annexation),
35 Resolution No. 07-03 (Talbot Commerce Park) and Resolution No. 07-01 (Clifton Industrial
36 Park).

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38 The next item discussed was a **PUD sketch site plan** for 22 townhouse unit to be
39 located on **Springdale Street**. The site is situated north of Elliott Wilson Truck facility, to
40 the east of several commercial buildings that front on Aurora Street, to the south of
41 Springdale Street, and to the west of the Mt. Pleasant school complex. The applicant's agent,
42 Bill Stagg, explained they are proposing to construct 22 single family town homes on a
43 currently vacant parcel of land. He stated that this is an infill project which is supported by
44 the Comprehensive Plan. Mr. Stagg stated the proposed use is residential (though it will
45 accommodate some required off street parking for the adjacent commercial businesses. The
46 zoning of the property is split between CG and R-10A. Mr. Stagg explained that parking will
47 be directly in front of the town homes and highly visible from inside the project. The
48

5 applicant is proposing a sidewalk connection out to Springdale. Proposed architecture is not
6 reflective of traditional buildings in Easton. The architecture is to be revised and brought
7 back to the Commission at a later date. Some neighbors from the Mt. Pleasant
8 neighborhood spoke to the project and were mainly concerned with the amount of traffic
9 this would generate in the neighborhood and at the intersection of Springdale and
10 Washington Streets. Upon motion of Mr. Periconi, seconded by Mr. Swann the
11 Commission voted 4-1 (Mr. Moore opposed) to find this PUD consistent with the
12 Comprehensive Plan, forward a favorable recommendation to the Town Council, contribute
13 money that would have been used for a traffic study should go towards improving safety of
14 town streets and upgrading of town streets, architectural rendering being brought back to
15 the Commission for their review/approval, and the applicant with the Town Council are to
16 work on an agreement for moderately priced housing which needs to be defined, put in
17 writing and signed.
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19 The next item was **768 Port Street (Retirement Community of Easton)**
20 requesting Planned Health Care site plan review and Critical Area Growth Allocation review.
21 The applicant's agent Bill Stagg, this project is for the expansion to the Londonderry
22 complex with 42 units. The applicants plan to use the Londonderry Manor House for
23 functions of Londonderry and special events. The applicant is also requesting Critical Area
24 Growth Allocation review of 7.513 acres. The application has been forwarded to the
25 Chesapeake Bay Critical Area Commission as specified in our Ordinance. This application
26 will not require the joint review process with Talbot County. Upon motion of Mr. seconded
27 by Mr. the Commission voted 5-0
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29 The next item was **Annexation review of Clifton Industrial Park.** At the February
30 15th meeting the Commission reviewed a request to amend the Comprehensive Plan to
31 change the Growth Areas Map designation of the Clifton Industrial Park from a Priority 2 to
32 a Priority 1 Growth Area. The vote was denied by a 3-2 vote. The Town Council met on
33 March 5th and considered the same request. The Council after holding a Public Hearing
34 voted 5-0 to approve the Comprehensive Plan Amendment. The applicant is now
35 submitting a petition for Annexation. They would like to annex all of the Industrial Park
36 except for the properties of Celeste Industries. They have no desire to join in the
37 Annexation at this time. Because the Town Boundary surrounds the Industrial Park on both
38 the north and east, it is possible to annex the properties in this way and still not create an
39 island of County within the Town. Upon motion of Mr. Periconi, seconded by Mr. Swann
40 the Commission voted 5-0 to find this request consistent with the Comprehensive
41 Plan/Zoning Ordinance and found that the appropriate zoning is I-1.
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43 The next item was from the staff, concerning revised architectural review of **Chevy**
44 **Chase Bank.** This application is for Building "K" in the Waterside Village shopping center,
45 which is to be located at the NW corner of St. Michaels Road, and Easton Parkway. The
46 applicant, Peter Clelland explained they have revised the architecture to address the
47 Commission's comments from their meeting of January 18, 2006. Upon motion of Mrs.
48 Cheezum, seconded by Mr. Moore, the Commission voted 5-0 to approve the revised
49 architecture for Chevy Chase Bank.

6 The next item was also from staff concerning a temporary use for **Walmart**.
7 Walmart is requesting to take 20 parking spaces near the existing garden center for outside
8 storage of mulch, pavers, stones, etc. They would like to have the temporary use March 1st
9 through July 15th. Mr. Swann was concerned with the existing storage bins that are currently
10 located at this location and asked the staff to look into this issue. Upon motion of Mr.
11 Moore, seconded by Mr. Swann the Commission voted 4-1 (Mr. Periconi opposed) to
12 approve the temporary use of outside storage for Walmart for the dates given.
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14 There being no further business the meeting was adjourned at 4:00 p.m. by motion
15 of Mrs. Cheezum, seconded by Mr. Swann.
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18 Respectfully submitted,
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21
22 Stacie S. Rice
23 Planning & Zoning Secretary
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